Renaissant

WAIRE / RULE 2305

Frequently Asked Questions

Applicability

Where does this rule apply?

The Warehouse Actions and Investments to Reduce Emissions (WAIRE) Program applies to larger warehouse owners and operators within the South Coast Air Quality Management District (South Coast AQMD) jurisdiction. The AQMD jurisdiction includes all warehouses located in the counties of Orange, Riverside, San Bernardino, and the urban portions of Los Angeles.

WAIRE applies to:

- Warehouses ≥100,000 sq. ft.
- In multi-tenant warehouses ≥100,000 sq. ft., any tenant leasing ≥50,000 sq. ft. of warehousing space Warehouses <100,000 sq. ft. are generally exempt.

If my warehouse shares space with other tenants is the rule applicable?

Possibly. Any tenant with ≥50,000 sq. ft. of space usable for warehousing activity in a ≥100,000 sq. ft. building, must meet WAIRE requirements. Landlords are generally not responsible for tenant WAIRE compliance or filings unless they also operate warehouse space.

Reporting & Mitigation Requirements

What must warehouse owners do?

- File a one-time Warehouse Operations Notification (WON).
- Owners only need to earn WAIRE[1] Points if they also operate the warehouse. Owners can voluntarily earn WAIRE Points and transfer them to their tenant.

What must warehouse operators do?

- File a one-time Initial Site Information Report (ISIR).
- File an annual WAIRE Report (AWR), showing WAIRE Points obligations and how they were met.
- Earn WAIRE Points by paying a mitigation fee or investing and using select emission reducing equipment such as zero emission & near zero emission trucks.

(section continued on next page)

1.WAIRE Points are select emissions mitigation actions a warehouse operator or owner takes to reduce the emissions impact of classes 2 through 8 truck visits to their facility. The mitigation actions are based on a menu of options approved by the SCAQMD. Examples of these actions include increasing use of ZE & NZE trucks to installation of an EV charging station.

Reporting & Mitigation Requirements *(continued)*

When is the annual reporting deadline?

January 31 each year, covering the previous calendar year's activity. There is no extension for the reporting deadline.

What records must be kept?

All records needed to support the information reported in the AWR (e.g., trip counts, WAIRE credits, mitigation fee documentation, etc.). The supporting records must be retained for 7 years and made available on site upon AQMD request.

Truck Trips & WATTs

What counts as a truck trip?

Each inbound or outbound one-way movement. A single visit = 2 trips (entry + exit). Both loaded and empty trips count.

What are WATTs?

Weighted Annual Truck Trips is a metric used to calculate the emission compliance obligation of the warehouse operator.

Why does this matter?

WATTs determine the WAIRE Points Compliance Obligation (WPCO). The WPCO drives the fee you will pay or emission mitigating investment needed to meet your compliance obligation.

What if I don't have complete truck trip data?

Work with the regulator or a consultant to use an alternate acceptable reporting method.

⚠️ **Note:** This can inflate obligations 2–3x compared to use of actual accurate contemporaneous collected data.

WAIRE Points & Obligations

Can owners earn points for tenants?

Yes, but if they do, the warehouse owner must file an AWR.

Can WAIRE Points be banked or transferred?

- Banked for up to **3 compliance years**.

(section continued on next page)

WAIRE Points & Obligations *(continued)*

- Transfer is limited (e.g., between owner/operator at the same site).
- Points cannot be sold or transferred between unrelated operators.

Can mitigation fees replace reporting?

No. Even if you pay mitigation fees, you must still file required reports.

Fees & Enforcement

What filing fees apply?

- ISIR: $158.37 by deadline, $193.43 after deadline
- AWR: $441.86 by deadline, $539.66 after deadline
- WON: $33.22 by deadline, $40.57 after deadline

When are mitigation fees due?

At the time the AWR is submitted, if obligations aren't met, a 6.25% admin fee also applies.

Are there penalties for non-compliance?

Yes. While Rule 2305 doesn't list specific penalties, AQMD can issue violations. Cases may be escalated for fines and penalties based on California state law and the WAIRE (Warehouse Actions and Investments to Reduce Emissions) program's mitigation fees.

Who enforces WAIRE?

The South Coast AQMD enforces compliance and conducts inspections.

Custom WAIRE Plans

What are Custom WAIRE Plans?

An alternative compliance pathway for earning WAIRE points through custom actions (e.g., joint ZE infrastructure, local hire programs).

How do I apply?

Submit a custom WAIRE plan via the WAIRE POP portal https://xappp.aqmd.gov/isr. Custom WAIRE plans must be reviewed and approved by the AQMD.

Are there fees?

Yes. Plans are reviewed on a time-and-materials basis, with an initial application fee.

👉 **For more details, visit the official program page: South Coast AQMD WAIRE Program**